



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
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Title: Development Permit, 520 Comerford Street, Staff Report DEV-18-066

Sponsors:

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Attachments: 1. Appendix A- DP000107 - 520 Comerford Street, 2. Appendix B - Air Photo and Development Permit Area Guidelines, 3. Appendix C - Green Building Checklist

Date	Ver.	Action By	Action	Result
8/27/2018	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: August 22, 2018 Report No. DEV-18-066

TO: Laurie Hurst, Chief Administrative Officer

FROM: Janany Nagulan, Planner and Bill Brown, Director of Development Services

SUBJECT:

Development Permit Application, 520 Comerford Street [PID: 023-885-718,023-885-742,023-885-751, Strata Lot 1,2 & 3 of Suburban Lot 40 Esquimalt District Strata Plan VIS4397 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

RECOMMENDATION:

That Council resolves that **Development Permit No. DP000107** [Appendix A] authorizing the construction of an elevator and hoistway inside the existing office building on the property are consistent with the architectural plans provided by Joe Newell Architect Inc. and sited in the Land Surveyor’s Site Plan prepared by J.E. Anderson & Associates all stamped “Received July 20, 2018”; **be approved, and staff be directed to issue the permit and register the notice on title of the property** at 520 Comerford Street, [PID: PID: 023-885-718,023-885-742,023-885-751, Strata Lot 1,2 & 3 of Suburban Lot 40 Esquimalt District Strata Plan VIS4397 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922
Zoning Bylaw, 1992, No. 2050

Development Application Procedures and Fees Bylaw, 2012, No. 2791
Advisory Planning Commission Bylaw, 2012, No. 2792
Green Building Check List

STRATEGIC RELEVANCE:

The Request for Decision supports the following specific strategic objective:
Support community growth, housing and development consistent with our Official Community Plan

BACKGROUND:

Appendices

Appendix A - DP 000107 - 520 Comerford Street

Appendix B - Air Photo and Development Permit Area Guidelines

Appendix C - Green Building Checklist

Purpose of the Application

The applicant is looking to install an elevator and hoistway inside the existing office building on the property which will change the height of the building. The subject property is within the C-3 Core Commercial Zone. With the changes made to the building, the building will be still consistent with the zone. The property is within the following Development Permit areas:

- Development Permit Area No.1 - Natural Environment,
- Development Permit Area No. 6 - Multi Family Residential
- Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8 - Water Conservation [Attached]

Therefore a Development Permit is required before a Building Permit could be issued.

Applicant: Joe Newell

Owner: Community Living Victoria [Ellen Tarshis & Mike Jensen]

Property Size: 345.85 m² **Imperial:** 3722.70 ft²

Existing Land Use: Commercial

Surrounding Land Uses:

North: Commercial

South: Commercial

West: Commercial

East: Commercial

Existing OCP Designation: Commercial

Proposed OCP Designation: Commercial/ Mixed Use

Zoning: C-3 -Core Commercial

Zoning

The subject property is zoned C-3 - Core Commercial. The proposed height of the building does not exceed the height requirement of the zone.

Official Community Plan

The property is within the following Development Permit areas:

- Development Permit Area No.1 - Natural Environment

- Development Permit Area No. 6 - Multi Family Residential
- Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8 - Water Conservation

The guidelines of these Development Permit Areas are contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922.

The following is a list of Official Community Plan guidelines to consider in evaluating this application.

OCP Section 18 Development Permit Area No. 1 - Natural Environment

- No applicable guidelines as the proposal is for an existing development with no changes to the Natural Environment

OCP Section 23 Development Permit Area No. 6 - Multi Family Residential

- No applicable guidelines as the proposal is a commercial building

OCP Section 24 Development Permit Area No. 7 - Energy Conservation & Green

24.5.2 Form and exterior design of buildings and structures

Where it is feasible:

2. Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.
4. Use roof over-hangs, fixed-fins or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.
5. Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.

OCP Section 25 Development Permit Area No. 8 - Water Conservation

- No applicable guidelines as the proposal is for an existing development there are no changes to the water conservation strategy

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist [attached].

Comments from Design Review Committee [DRC]

At its regular meeting held on Wednesday, August 8, 2018, The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the construction of a elevator and hoistway inside the existing office building on the property are consistent with the architectural plans provided by Joe Newell Architect Inc. and sited in the Land Surveyor's Site Plan prepared by J.E. Anderson & Associates all stamped "Received July 20, 2018";

to be located at 520 Comerford Street, [PID: 023-885-718, Strata Lot 1 Suburban Lot 40 Esquimalt District Strata Plan VIS4397 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1], **be forwarded to Council with a recommendation for approval** as the proposal is respecting the form and character in relation to the neighbouring properties.

ISSUES:

1. Rationale for Selected Option

The application is consistent with the Zoning and the Official Community Plan Direction for the Property and was supported by the Design Review Committee.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no significant financial implications.

4. Sustainability & Environmental Implications

The applicant has completed the Esquimalt Green Building Checklist [attached].

5. Communication & Engagement

As this is a Development Permit application requiring no variances, the *Local Government Act* does not require notification be provided.

ALTERNATIVES:

1. That Council resolves Development Permit No. DP000107 [Appendix A] be approved, and staff be directed to issue the permit and register the notice on title of the property.

2. That Council deny Development Permit No. DP000107 [Appendix A] with reasons.